

**DEER TRAIL PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF DEER TRAIL PROPERTY OWNERS
ASSOCIATION HELD OCTOBER 9, 2014 AT THE IMC OFFICE**

DIRECTORS:

KATHERINE BAKER
DEBBIE BEVERS
CHRIS CASH
BOBBY POWELL
LOREN ZAWODNY

PROPERTY OWNERS MEMBERS PRESENT: 4

IMC

Pat Van Velzer

CALL TO ORDER:

A quorum met and meeting called to order at 7:11 p.m. by Katherine, and she gave an introduction of the board meeting procedures to the property owners present.

PREVIOUS BOARD MEETING MINUTES: The last meeting's minutes were reviewed. Bobby made a motion to accept and approve the minutes. Debbie 2nd the motion, and it passed unanimously.

FINANCIALS: The financial reports from September 2014 were reviewed and approved. Loren made a motion to accept and approve the financials. Chris 2nd the motion, and it passed unanimously.

OLD BUSINESS: All old business, with exception to bank signatures, is continuing business and will be further discussed as new business.

NEW BUSINESS:

Insurance Bid Review: The board reviewed the quotes provided by Greenwood Insurance and Wragge Insurance. After comparing the quotes for D&O and General Liability and discussion, Bobby made a motion to accept the D&O and General Liability quote from Greenwood Insurance. Chris 2nd the motion. A vote was taken, (3-1), and the motion passed.

Retention Pond Maintenance Bid Review: Debbie gave a review of the contractors that she met with. There are no definite bids at this time. The board is continuing to obtain bids to do the initial clean up followed by a contract maintenance bid. The board would like 3 bids for the next board meeting. Bobby made a motion to "table" the discussion. Loren 2nd the motion, it passed unanimously.

Website Review/Reimbursement: Bobby reviewed how he set up the website registered to Deer Trail POA for 5 years. There was discussion on how a board member would maintain the website and set up emails for the board members. Bobby presented the board with receipts for reimbursement for the website set up for \$78.85. The board agreed to reimburse Bobby. Loren made a motion. Chris 2nd the motion, and the motion passed unanimously.

House Address Numbers: The board discussed how the POA could request it, but not require the property owners to have specific house numbers. No action will be taken at this time.

Open Forum:

1. Jessica Traylor – (through a letter submitted to the board prior to the meeting) asked:
 - a. Would like to have street lamps installed on Black Buck. The board decided to contact SHECO and report any out lamps and ask what could be done to get more street lamps in Deer Trail. Loren made a motion to request, Bobby 2nd the motion and it passed.
 - b. Can Deer Trail change to another electric company or try to get lowered rates? The board responded that SHECO is the only choice and little chance of lowering rates.
 - c. A request to setup a closed Facebook group for communications. The board answered that Belinda Snugg already has set up a Facebook group, but it is not Deer Trail POA Board sanctioned.

- d. Safety hazard at corner of Black Buck Ln and Willis Waukegan because of overgrown shrubs/trees. The board asked who owns that property, personal or county? Chris will speak to the home owner.
 - e. Would like to have sidewalks installed to connect the streets for the neighborhood community. The board discussed possibility of sidewalks on personal property and/or in drainage easements and the liability associated with each. No action will be taken at this time.
 - f. Have a nice Deer Trail sign installed for the other 3 streets. The board discussed and answered that since there is not common property in those areas, signs would have to go on personal property. No action will be taken at this time.
2. John Carew asked about ponds on personal property and if there are requirements. The board responded that the ACC will create pond requirements in their ACC guidelines.
 3. John Carew asked where the property lines are for the drainage easements. The board responded that he should check his survey.
 4. Carol Sloan asked about the refunds of dues, who and why? The board reviewed with her the last month's meeting decision to forego the 2014 – 15 annual dues and to refund those who paid them.
 5. Carol Sloan asked who maintains the bar ditches in Deer Trail. She thought the county does. The board told her to ask the county.
 6. Karee Pocock stated that she did not want street lights. She might gather signatures on a petition to present to the board at a later date.

Bobby made a motion to adjourn the Open Session. Debbie 2nd the motion. The Open Session adjourned and the Executive Session Meeting was called to order at 8:21 p.m.

EXECUTIVE SESSION

- A. COLLECTIONS**
- B. DEED VIOLATIONS**
- C. ACC REVIEW**
- D. BUDGET 2015**

ADJOURNMENT:

Next Board meeting will be November 13, 2014 @ 6pm @ the IMC office. The Board adjourned the executive session of the meeting at 9:25 p.m.

PUBLIC QUESTIONS/COMMENTS

The Board reopened the Open Session for summary of Executive Session. The Board reviewed the current collections status and decided to mail statements with letters to past due accounts. Deed Restriction Violations were discussed, and the board decided to mail out Deed Restriction Violation letters. The ACC submittals were reviewed. The board began consideration of the 2015 Budget.

Minutes prepared as written by Pat Van Velzer

Approved by: _____
Position: _____ Date: _____